



Adopted	Rejected
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## COMMITTEE REPORT

YES:	7
NO:	5

### MR. SPEAKER:

*Your Committee on Government and Regulatory Reform, to which was referred House Bill 1403, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill **be amended** as follows:*

- 1       Page 2, line 4, after "pertaining" insert "**exclusively**".
- 2       Page 2, line 4, after "unit" insert "**or rental unit community**".
- 3       Page 2, line 13, delete "Except as provided in section 4.1 or 5 of
- 4       this" and insert "**(a) A political subdivision may not require a rental**
- 5       **unit's owner or landlord to do any of the following:**
- 6               **(1) Except as provided in subsection (b), obtain a permit to**
- 7               **lease the rental unit.**
- 8               **(2) Participate in a class or government program as a**
- 9               **condition for leasing the rental unit.**
- 10       **(b) Notwithstanding subsection (a), a political subdivision may**
- 11       **require a rental unit's owner or landlord to obtain a permit only as**
- 12       **follows:**
- 13               **(1) A fee may not be charged to obtain a permit.**

(2) Except when there is a change of ownership of the real property, a permit does not expire. A political subdivision may require a new owner of the real estate to obtain a new permit.

(3) Only one (1) permit may be required for a rental unit community."

Page 2, delete lines 14 through 19.

Page 3, line 9, after "to" insert "the inspection of".

Page 3, line 9, delete "either" and insert "all".

Page 3, delete lines 12 through 19, begin a new line block indented and insert:

"(2) The rental unit has been inspected or is part of a rental community that has been inspected during the previous twelve (12) months by an inspector who satisfies any of the following:

(A) The inspector is employed by or performs inspections for government agencies, such as the United States Department of Housing and Urban Development and the Indiana Housing and Community Development Authority.

(B) The inspector is a registered architect.

(C) The inspector is a professional engineer.

(D) The inspector is employed by or performs inspections for financial institutions or insurance companies authorized to do business in Indiana.

(E) The inspector satisfies qualifications for an inspector of rental units prescribed by the political subdivision.

(3) The inspector referred to in subdivision (2) has issued written verification to the owner or landlord of the rental unit or rental unit community (as applicable) that the rental unit or rental unit community meets or exceeds the standards described in subsection (b).

(b) An inspection report that shows that a rental unit or a rental unit community is safe and habitable with respect to the following satisfies a political subdivision's inspection requirement for the rental unit:

(1) Electrical supply and electrical systems.

(2) Plumbing and plumbing systems.

(3) Water supply, including hot water.

(4) Heating, ventilation, and air conditioning equipment and

1 systems.

2 (5) Bathroom and toilet facilities.

3 (6) Doors, windows, stairways, and hallways.

4 (7) Functioning smoke detectors.

5 (8) Structure in which a rental unit is located.

6 A political subdivision may not add to the requirements of this  
7 subsection."

8 Page 3, line 20, delete "(b)" and insert "(c)".

9 Page 3, line 21, delete "upon receipt of a complaint that" and insert  
10 "if the political subdivision has reason to believe, or if the political  
11 subdivision receives a complaint that,".

12 Page 3, delete lines 34 through 42, begin a new paragraph and  
13 insert:

14 "(b) A political subdivision may impose on an owner or landlord  
15 of a rental unit an annual registration fee of not more than five  
16 dollars (\$5).

17 (c) A registration fee imposed under subsection (b) covers all the  
18 rental units in a rental unit community. However, if a rental unit  
19 is not part of a rental unit community, a registration fee may be  
20 imposed for each separate parcel of real property on which a  
21 rental unit is located.

22 (d) If the ownership of a rental unit community or the  
23 ownership of a parcel of real property on which a rental unit is  
24 located changes, a political subdivision may require the new owner  
25 of the rental unit community or new owner of the real estate parcel  
26 to:

27 (1) pay an annual registration fee of not more than five  
28 dollars (\$5); and

29 (2) provide updated registration information to the political

- 1       **subdivision;**
- 2       **not later than thirty (30) days after the change of ownership."**
- 3       Page 4, delete line 1.  
      (Reference is to HB 1403 as introduced.)

**and when so amended that said bill do pass.**

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Representative Mahan